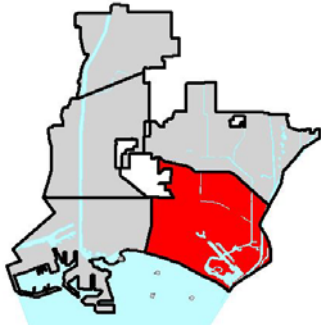


**FEB.  
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# South-East Long Beach Community Planning Bulletin

City of Long Beach ■ Department of Planning and Building  
Community and Environmental Planning Division

[www.longbeach.gov/plan/pb/cpd](http://www.longbeach.gov/plan/pb/cpd)



The City of Long Beach is divided into five planning areas with a Community Planner assigned to each geographic area. This monthly bulletin is compiled by your community planner as a forum to update citizens on new developments and neighborhood issues as a way of keeping citizens involved in the planning process. Please contact Mercedes McLemore, South East Long Beach Community Planner, at (562) 570-6439 or via email at [Mercedes.McLemore@longbeach.gov](mailto:Mercedes.McLemore@longbeach.gov) if you have questions about this bulletin.

This bulletin is also available on the Internet at:  
[www.longbeach.gov/plan/pb/cpd](http://www.longbeach.gov/plan/pb/cpd)

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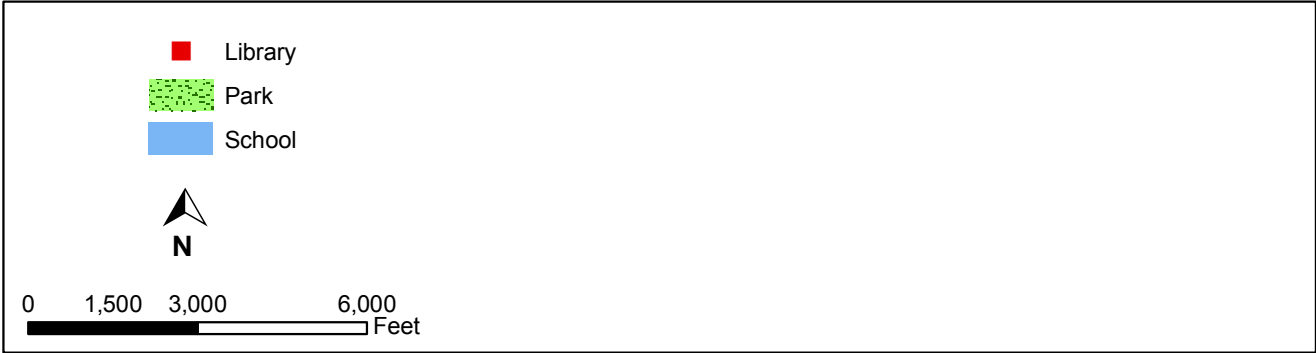
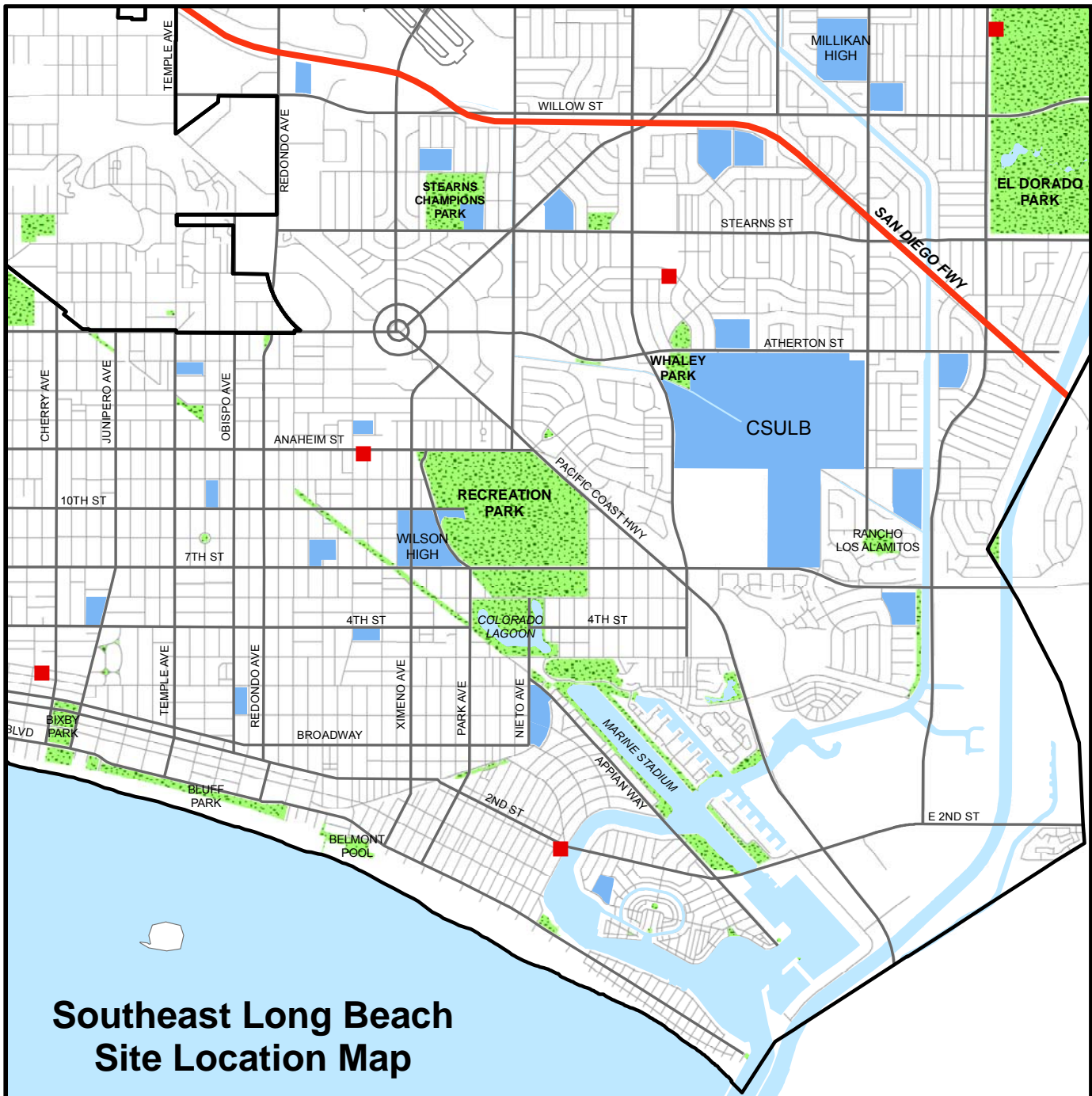
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## **ACTIONS ON COMPLETED CASES**

1. **Case No. 0511-39; 5375 Appian Way.** Request for Standards Variance. Proposed 513 square foot second-story addition with a rear yard setback of 2'6" instead of the required 6' for shallow lots. Approved by Zoning Officer on January 9, 2006. Project Planner: Steven Valdez.
2. **Case No. 0511-01; 307 Coronado Avenue.** Request for Condominium Conversion. Proposed conversion of a 4-unit apartment building into condominiums. Each unit will have two bedrooms and one bathroom. Approved by Planning Commission on January 19, 2006. Project Planner: Steve Gerhardt.
3. **Case No. 0507-29; 5761 E. Colorado Street.** Site Plan Review. Proposed construction of 16,422 square foot educational and cultural building to existing Greek Orthodox Church of Long Beach. Structure will include administrative offices, church school classrooms and a gymnasium. Approved by Planning Commission on January 19, 2006. Project Planner: Jeff Winkelpleck
4. **Case No. 0507-22; 2533 E. 2<sup>nd</sup> Street.** Request for Standards Variance and Local Coastal Development Permit. Proposed construction of 2-car garage with auto lifts (providing 4 total parking spaces) with 422 square foot (instead of no more than 300 square feet), 2<sup>nd</sup> story recreation room (instead of not taller than 13') and half bath in the front yard setback of a through lot (off Broadway). Denied. Project Planner: Jayme Mekis.

## **PENDING CASES PREVIOUSLY REPORTED ON**

5. **Case No. 0505-19; 4200 E. Anaheim Street.** Conceptual Site Plan Review. Proposed construction of 29 condominium units in a new three-story building over subterranean parking. Applicant has submitted for a conceptual site plan review only. Based on Staff review, this proposal requires a Tentative Subdivision Map for the condominium units, a Lot Merger, a Zone Change for part of the project site, and Site Plan Review. Project Planner: Jeff Winkelpleck
6. **Case No. 0505-33; 1741 E. 7<sup>th</sup> Street.** Request for Conditional Use Permit. Proposed alcohol sales at an existing mini-market. Incomplete Application. Project Planner: Derek Burnham
7. **Case No. 0511-12; 483 Gaviota Ave.** Request for Standards Variance for setbacks. Incomplete Application. Project Planner: Lemuel Hawkins.
8. **Case No. 0510-28; 1739 Termino Avenue.** Request for Site Plan Review. Applicant is proposing a new commercial building. Project Planner: Steve Valdez.



9. **Case No. 0510-21; 1833 E. Appleton Avenue.** Request for Condominium Conversion. Proposed conversion of community apartment project to condominiums. Project Planner: Derek Burnham
10. **Case No. 0510-22; 2030 E. 3<sup>rd</sup> Street.** Request for Condominium Conversion. Proposed conversion of a community apartment project to condominiums. Project Planner: Derek Burnham
11. **Case No. 0510-14; 5455 E. Sorrento Drive.** Request for Local Coastal Development Permit. Applicant proposing to enlarge the first floor, and add a second floor to existing single-family residence. Project Planner: Monica Mendoza
12. **Case No. 0510-25; 3644 E. 17<sup>th</sup> Street.** Request for Standards Variance. Proposed addition to existing single-family dwelling totaling 1,108 square feet (136 sq. ft. on first floor, 889 sq. ft. on second floor). Project Planner: Derek Burnham
13. **Case No. 0511-42; 5600 E. 7<sup>th</sup> Street.** Request for Site Plan Review. Proposed new commercial development consisting of a single story structure at the Southeast corner of Flint and 7<sup>th</sup> Street with shared parking for a two-story structure at the Northwest corner of Pacific Coast Highway and Winslow. Applicant is proposing a total of 8,675 square feet for retail and office use. Project Planner: Jeff Winkelpleck.
14. **Case No. 0511-14; 700 Redondo Avenue.** Request for Site Plan Review. Proposed remodel of an existing gas station. Applicant plans to demolish an existing auto repair building and construct a new convenience store building in its place. Project Planner: Derek Burnham.
15. **Case No. 0511-25; 2200 Lakewood Boulevard.** Request for Site Plan Review. Proposed 6,400 square foot commercial building. Project Planner: Derek Burnham
16. **Case No. 0510-41; 3515 E. Ocean Boulevard.** Request for Conditional Use Permit. Proposed installation of a roof-mounted cellular and personal communication services facility on a multi-family residential building. The subject property is located in the R-4-R zone and the Bluff Park Historical District. Project Planner: Lemuel Hawkins
17. **Case No. 0510-38; 4112 East 7<sup>th</sup> Street.** Request for Condominium Conversions. Proposed conversion of an existing 8-unit apartment building to condominium use. Project Planner: Steve Gerhardt
18. **Case No. 0511-27; 690 Studebaker Road.** Request for Conditional Use Permit. Proposed addition of a front building of the existing power plant that will be used as a non-profit vocational training facility to train disadvantaged youth and women. Application is Incomplete. Project Planner: Lemuel Hawkins
19. **Case No. 0511-37; 274 Argonne Avenue.** Request for Standards Variance. Proposed addition to existing residential second story improvement that was built in 1923. The south side of the house is considerably taller than the other homes in the immediately surrounding area. Applicant is proposing an addition that is equally as tall as the south side of the home. Project Planner: Lemuel Hawkins.

### **SCHEDULED HEARINGS**

20. **Case No. 0511-05; 5708 & 5710 E. 2<sup>nd</sup> Street.** Appeal of the Zoning Administrator's decision to approve Standards Variance and Local Coastal Development Permit and to allow a personal training facility with accessory massage and cosmetic care at two adjoining locations. Scheduled hearing of the Planning Commission on February 2, 2006. Project Planner: Jayme Mekis.
21. **Case No. 0510-12; 2201 Lakewood Blvd.** Request for Conditional Use Permit to open and operate a deferred deposit service business (otherwise known as Payday Advance Service). Scheduled hearing of the Planning Commission on February 2, 2006. Project Planner: Steven Valdez.

22. **Case No. 0511-34; 325 Prospect Ave.** Request for Standards Variance. Applicant is proposing an addition to existing home with a reduced front yard setback. Zoning Administrator Hearing Continued to February 6, 2006. Project Planner: Monica Mendoza.
23. **Case No. 0510-06; 2930 E. 4<sup>th</sup> Street.** Request for Standards Variance and Site Plan Review. Request for Proposed renovation of the exterior and interior of the existing Ralph's market. The addition is approximately 6,200 square feet and includes a variance for a 5' setback on Gladys Avenue and a 7' setback against the South property line as well as the parking required. Scheduled hearing of the Planning Commission on February 16, 2006. Project Planner: Lynette Ferenczy
24. **Case No. 0512-12; 1055-1057 Orizaba Avenue.** Request for 23-unit Condominium Conversion. Scheduled hearing of the Planning Commission on February 16, 2006. Project Planner: Lynette Ferenczy.
25. **Case No. 0512-06; 1460 Obispo Avenue.** Request for Condominium Conversion for an existing 8-unit apartment building. Project Planner: Steven Valdez.

### **NEW APPLICATIONS FILED**

26. **Case No. 0512-13; 2751 E. Broadway Avenue.** Request to modify an existing Conditional Use Permit to expand the alcohol license from beer and wine to full alcohol sales at existing Gallagher's Restaurant. Applicant is also requesting to modify condition that limits them to 2 televisions within the restaurant. Project Planner: Derek Burnham.
27. **Case No. 0601-22; 3440 E. Ransom Street.** Request for Condominium Conversion of an existing 8-unit apartment building. Project Planner: Lemuel Hawkins.
28. **Case No. 0601-26; 1062, 1064 & 1066 E. 2<sup>nd</sup> Street.** Request for Local Coastal Development Permit and Condominium Conversion for an existing 7-unit apartment building. Project Planner: Lynette Ferenczy.
29. **Case No. 0601-17; 1414 Coronado Avenue;** Request for Condominium Conversion of existing 9-unit apartment building. Project Planner: Steve Valdez.
30. **Case No. 0512-14; 2842 Temple Avenue.** Request for Conceptual Site Plan Review. Proposed 11,309 square foot addition to the rear of an existing industrial building. Project Planner: Monica Mendoza.
31. **Case No. 0512-29; 5116-5162 & 5179 Anaheim Road, and 1400 N. Greenbriar Road.** Request for Subdivision. Proposed demolition of 64 existing apartment units, all with off-street parking, to replace with 34 attached townhomes with attached 2-car garages and onsite guest parking. Incomplete Application. Project Planner: Derek Burnham.
32. **Case No. 0512-22; 2524-2530 & 2540-2546 E. 10<sup>th</sup> Street.** Request for Condominium Conversion. Proposed conversion of two existing apartment buildings into 8 condominium units. Incomplete Application. Project Planner: Monica Mendoza.
33. **Case No. 0512-27; 30 Nieto Avenue.** Request for Standards Variance. Proposed construction of two new homes with smaller setbacks than the code requires. Project Planner: Steven Valdez.
34. **Case No. 0511-18; 1140 & 1148 Molino Avenue.** Request for Tentative Parcel Map and Condominium Conversion. Proposed conversion of 2 existing apartment buildings into 16 condominiums. Project Planner: Lynette Ferenczy.
35. **Case No. 0505-01; 525 Ximeno.** Conceptual Site Plan Review. Proposed 5-unit condominium conversion, with the following code exceptions: 1) exceed the allowable lot coverage of 50%; 2) exceed the allowable floor area ratio of 0.60; and 3) Provide less than the required open space of

16% of the lot area per unit. Case Planner: Derek Burnham.

## **ANNOUNCEMENTS**

### **36. GENERAL PLAN UPDATE (GPU) – PHASE II BEGINS**

The City of Long Beach began a project a year and a half ago to update the General Plan. The General Plan provides the roadmap for the City's growth and development over the next 20 to 25 years. A General Plan reflects the community's vision through goals and policies that are implemented through strategic plans, land use plans, design guidelines, and zoning regulations.

The General Plan helps shape how the City will change over time. How will neighborhoods change, will there be new shopping areas, should there be mixed use development along major streets, what type of jobs and businesses will exist, what will future buildings look like, how will people move around throughout the City, what kind of streets, sidewalks and landscaping will there be, and most important, how will Long Beach continue to be a great place to live, work and play.

The first phase of the General Plan update is complete. Community Cluster Advisory Teams, made up of individuals from five Community Planning Areas came together to provide input and identify issues. Not surprisingly, these geographic groups identified many of the same issues and concerns.

Phase II of the General Plan update will kick-off in March 2006. During this process it will be important for the community to develop a shared vision for the future in Long Beach. There will be a creative and comprehensive public outreach program to shape the vision. If you have ideas about the various ways we can reach the widest possible audience, please tell us. We are interested in reaching out to faith-based groups, neighborhood watch, community organizations and other public gatherings that would be good opportunities for public participation on the General Plan.

With your participation, we can shape a General Plan to reflect our shared values and vision, and provide a roadmap that takes Long Beach into the future.

37. **The Final Report of the Los Cerritos Wetlands Study Group is Complete.** The report will be available on the Study Group website soon. If you are interested in receiving a hard copy, please contact Mercedes McLemore, Community Planner at (562) 570-6439, [Mercedes\\_mclemore@longbeach.gov](mailto:Mercedes_mclemore@longbeach.gov).

## IMPORTANT PHONE NUMBERS

Council Member (2 <sup>nd</sup> District) Dan Baker	(562) 570-6684
Council Member (3rd District), Frank Colonna	(562) 570-6310
Council Member (4th District), Patrick O'Donnell	(562) 570-6918
Police, toll free, anonymous, Gang Tip	1-(866) 426-4847
Police non-emergency calls	(562) 435-6711
Police narcotics tip	(562) 570-7125
Animal Control Center	(562) 570-7387
Rats, Roaches, Vermin & Other – Environmental Health	(562) 570-4132
Pot Hole Patrol, reporting street pot holes	(562) 570-3259
Maintenance for City Traffic Signs	(562) 570-5264
Abandoned shopping carts removal	1-(800) 252-4613
Things on power lines, SCE Hazardous Conditions	1-(800) 611-1911 press 2, then 4
Property Maintenance & Building Code Enforcement	(562) 570-6421
Zoning Code Enforcement	(562) 570-7497
Zoning Information	(562) 570-6194
Building Permit information	(562) 570-6651
Noise Complaint, Environmental Health	(562) 570-5650
Unlicensed food vendors Business License	(562) 570-6211 ext. 7
Unlicensed food vendors Health & Human Services	(562) 570-4219
Damaged Sewer lines from street trees	(562) 570-3259
Graffiti hotline, on private property	(562) 570-2773
Graffiti in City Beaches	(562) 570-1582
Graffiti in City Parks	(562) 570-4895
Graffiti on County flood control channel	(562) 256-1920
Graffiti on Union Pacific Railroad property	(714) 379-3376
Graffiti on Caltrans property	(213) 897-3656
Special Refuse Pick-ups (Free twice a year for large items)	(562) 570-2876
Public Service	(562) 570-2700 listen to menu
Neighborhood Resource Center, Margaret Madden	(562) 570-1010
Storm Drain Hotline, report items dumped in storm drain	(562) 570-3867
City Park Issues and Street Median Issues, Tom Shippey	(562) 570-4899